

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for February 1, 2006 PLANNING COMMISSION MEETING

PROJECT #: Change of Zone No. 05075

PROPOSAL: From R-2 Residential to O-2 Suburban Office

LOCATION: 42nd and Vine Streets

LAND AREA: 12,000 square feet, more or less.

CONCLUSION: This site presents a unique challenge due to a long standing special permit and the pattern of development around the site. Although not shown as commercial, this change is generally consistent with the Comprehensive Plan.

<u>RECOMMENDATION:</u>	Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: South 100' of Lot 10, Block 3, Paradise Addition, located in the NW1/4 of Section 20 T10N R7E, Lancaster County, Nebraska.

EXISTING LAND USE AND ZONING: Vacant building R-2 Residential

SURROUNDING LAND USE AND ZONING:

North:	Single-family dwellings	R-2 Residential
South:	Cemetery	P Public
East:	Church	R-2 Residential
West:	Television station	R-2 Residential

HISTORY:

May 1978 Zoning was changed from A-2 Single Family to R-2 Residential.

Mar 1968 Special Permit #437 approved an ambulance service facility on this property.

COMPREHENSIVE PLAN SPECIFICATIONS: The Land Use Plan identifies this property as Urban Residential. (F 25)

TRAFFIC ANALYSIS: Vine Street is classified as a Minor Arterial and 42nd Street is classified as a Local Street, both now and in the future. (E 49, F 103) This site currently has access to both Vine Street and 42nd Street. Public Works' concerns over access to Vine

Street have been addressed with the applicant, though an acceptable site plan has not been agreed upon. The final review and approval of this issue will take place during the building permit review process.

ALTERNATIVE USES: This property could be used for any use allowed in the R-2 zoning district; specifically, it could be subdivided for 2 single-family dwellings, or used for 1 duplex.

ANALYSIS:

1. This is a request to change the zoning on a piece of property containing a vacant commercial building from R-2 to O-2.
2. This property was home to an ambulance service for nearly the past 4 decades. It was then, and still is located on the edge of a residential neighborhood. Nearby, a television station, church, daycare, and shopping center have all located along this section of Vine Street.
3. Ideally, the use of this property would return to residential and the zoning would not change. However, given its location on the edge of residential on an arterial street, neighborhood disruption and impact should be minimal.
4. The O-2 zoning district requires a screen that covers at least 60% of the height from ground level to 10', located along the property line adjacent to a residential use. This requirement is most often met with a 6' tall privacy fence.
5. This proposal was initially submitted in October, 2005, but was held at the applicant's request while they developed a site plan and access provisions that Public Works could accept. The applicant and Public Works have agreed to a site plan.
6. LES has requested a utility easement over the south 10' of the property.
7. A final plat will not be required prior to construction on this lot. Therefore, additional steps should be taken by the applicant to provide a site plan acceptable to Public Works addressing access and dedicating the utility and public access easements..

Prepared by:

Date: January 23, 2006

**Applicant
and
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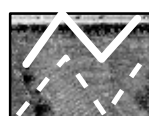
Change of Zone #05075 N. 42nd & Vine St.

2005 aerial

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 20 T10N R7E



Zoning Jurisdiction Lines

City Limit Jurisdiction

